



DORCHESTER DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Dorchester</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	92,115	589,141
1990	85,698	574,383
% Change 1990-2000	7.5%	2.6%
LAND AREA (Sq. Miles)	6.1	47.6
DENSITY, Persons per Square Mile		
2000	15,101	12,377
1990	14,049	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999	11.0%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	29,253 (32%)	291,561 (50%)
Black	33,435 (36%)	140,305 (24%)
Hispanic	10,568 (12%)	85,089 (14%)
Asian or Pacific Islander	9,854 (11%)	44,280 (8%)
Native American	350 (<1%)	1,517 (<1%)
Other	3,941 (4%)	8,215 (1%)
Multi-Racial	4,714 (5%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	25,134 (27%)	116,559 (20%)
18-64	58,867 (64%)	411,246 (70%)
65+	8,114 (9%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$42,221	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	16.8%	16.7%

DORCHESTER DATA PROFILE (Continued)

Dorchester

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Dorchester</u>	<u>Dorchester</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
January – June 2002	434	\$262,000	3,802	\$300,000
2001	765	\$240,000	6,297	\$263,900
2000	858	\$194,500	7,480	\$224,000
1999	976	\$164,950	8,183	\$182,000
1998	817	\$140,000	7,041	\$162,500

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	7 (2%)	19 (<1%)
2001	4 (1%)	32 (<1%)
2000	31 (4%)	75 (1%)
1999	42 (4%)	177 (2%)
1998	62 (8%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	55 (0.4%)	260 (0.3%)
	Commercial/Mixed	10 (1.0%)	114 (1.5%)
2000	Residential	65 (0.5%)	376 (0.5%)
	Commercial/Mixed	15 (1.5%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	31,292	239,528
Percentage Owner-Occupants	35.8%	30.7%

DORCHESTER DATA PROFILE (Continued)

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Dorchester</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	4,173	32.3%	77.1%	29,763	39.4%	81.0%
Two Family	3,581	27.7%	72.8%	18,377	24.3%	69.7%
Three Family	4,369	33.9%	54.5%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	12,123	N/A	67.7%	63,994	N/A	70.8%
Four-Six Family	249	1.9%	25.3%	2,916	3.9%	27.8%
Apartment Buildings	138	1.1%	1.4%	2,285	3.0%	5.4%
Mixed Residential/Commercial	198	1.5%	14.6%	2,353	3.1%	14.9%
Condominium Associations	198	1.5%	N/A	4,013	5.3%	N/A
Condominium Units	1,381	N/A	51.8%	38,378	N/A	48.4%
Total Residential & Mixed Properties	12,906	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>Dorchester</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	22	\$13,529,000	212	\$634,800,000
2000	48	\$118,900,983	288	\$1,084,900,000
1999	37	\$11,980,600	288	\$550,300,000
1998	50	\$13,709,400	296	\$1,217,300,000

COMMERCIAL RENTS, February, 2002

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$11 - \$25	N/A
Office / Square Foot (estimates)	\$11 - \$20	N/A